



Community Welcome Pack



ياس ايكرز
YAS ACRES

Dear Residents of Yas Acres Community,

Home is a place where we grow, start a family, celebrate a success, host get-togethers or unwind after a long day.

New homes are usually associated to new beginnings and fresh starts; with Provis, we make your transitioning to community living easy and enjoyable.

Thank you for choosing Yas Acres as your new home. As your community managers, we understand the importance of a new home. We will be there for you every step of the way to make sure that your new journey as a member of the community is memorable and meaningful.

Community Management Team

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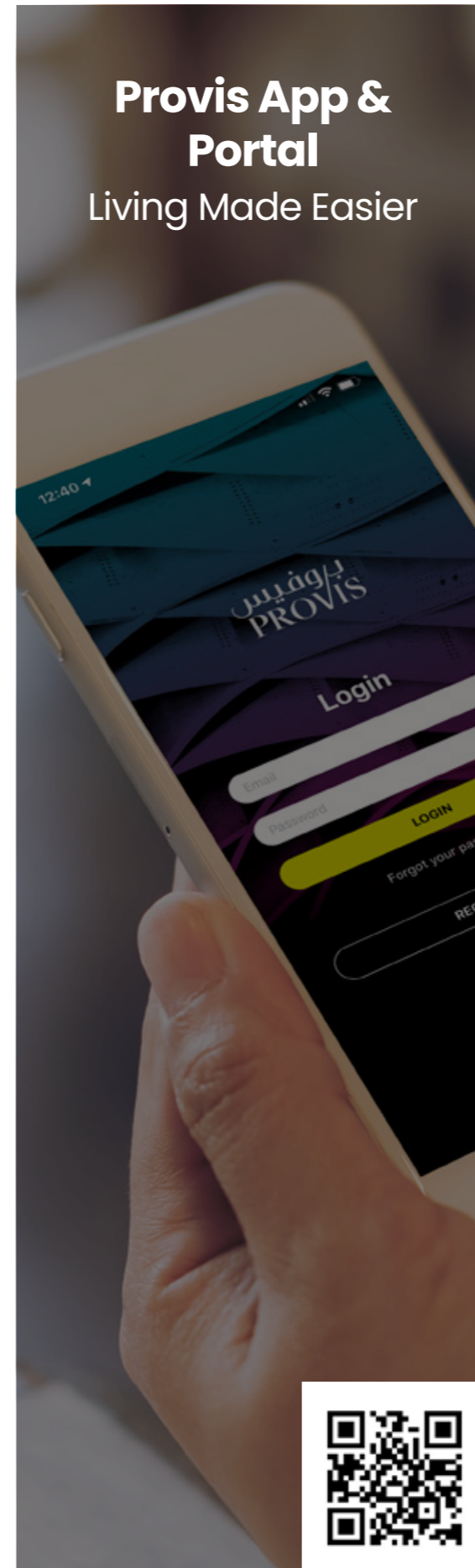
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The Community Handbook

As we embrace community living, we value the importance of community guidelines as it provides a map to ensure all residents, new and existing, live together in harmony and understanding. To this objective, we invite you, your family, household staff, and guests to thoroughly review and understand the rules, regulations, and guidelines contained and to follow them for the greater good of the community and its wellbeing.

Please click here to download your community handbook.



Provis App & Portal Living Made Easier

How to reach us from the comfort of your home:

To get the most of your new community, we urge you to register to Provis Portal or Provis App. Provis Portal provides the following services:

- Move in/out booking
- Community announcements
- Pool, gym, and other facilities use and booking,
- Community and lifestyle feed
- Reporting a maintenance issues related to common areas
- Request additional access cards or replacement of lost cards
- Fees payment
- Pet Registration
- Delivery & disposal of goods
- Accessing and reviewing personal information
- Viewing financial statements and payment history of community related expenses
- Making online payments
- Uploading/downloading required documents
- Booking of services or maintenance requests
- Viewing/booking community amenities or events
- Reporting issues within communities or units
- Requesting transfer documents such as NOC to sell.
- Be part of the community classifieds
- Receive latest news on rewards and discount offers made exclusively available for our residents

To register, click on "register" button and complete the online form, you will need following:

- A copy of the tenancy agreement or title deed if you are an owner
- A copy of the Emirate ID

To know more about your community, please check the latest community newsletter available on Provis Portal. For more information, please visit <https://myportal.provis.ae> or scan the QR code.





Community Amenities

Yas Acres is a residential development, amongst a multi-purpose community consisting of three (3) sub-precincts. It has a total of 652 units, with a communal gym, swimming pool, district park, half basket ball court and children's play area.



3 Swimming Pools



1 Tennis Court



Community Mosque



3 Gyms



10 Kids Play Areas



Cycle Track



1 Football Court



3 Basketball Courts



2 Padel Courts

Provis Living

At Provis we believe that happiness derives from healthy social connections, hence, we do not only look after the amenities; but also we focus heavily on community programs and connect members with shared values; health, social, environment, and more. That is why Provis Living offers you more experiences- more life. Provis Living works at enhancing every aspect of your lifestyle, and we do so through the following services:

Health & Wellness

To support our residents with leading a healthy and active lifestyle, we offer a wide range of health and fitness classes provided through expert coaches and professionals, designed to suit every member of the family and all fitness levels.

Promotions & Discounts

We work closely with a wide variety of brands to provide our residents with exclusive rates and discounts. Our main objective is to ensure that all Provis residents enjoy access to the city's most popular attractions, and benefit from great deals with the best brands.

Recreational & Lifestyle

As part of our commitment to empowering our residents with programs aimed at developing their skills, as well as adopting new and interesting hobbies, Recreational Living offers an extensive range of programs designed for all interests and age groups.

Community Events & Activations

At Provis, we do not stop at simply providing our residents with a home or an address, yet we strive to build a holistic community aimed at bringing our residents together and building a community feel like no other. We bring you Community Events and Activations for every occasion in order to ensure that your community is a place where you belong and your community consists of neighbors and friends, not only amenities and facilities.

Concierge

Once you have moved into a Provis community you can enjoy the concierge services that can assist you in all matters related to the community clubhouse.

Meet Your Community Management

One of our goals is to achieve a cohesive community that fosters a harmonious and positive culture and to achieve this goal, we highly encourage you to reach out to the community management team to seek assistance with any issues you may face. Let's all work together to continue to build a pleasant and enjoyable community for all. A community that we are all proud to live in!



Presley Remedios
Owner's Association Manager



Rina Rubia
Owner's Association Supervisor



Facility Management Team



Security Team

Useful Contacts:

Several offices are located within the community; these offices work with the aim of ensuring the comfort and safety of our community's residents. Please find below the contact details, working hours, and responsibility of each office.

Office	Number / Email	Working Hours	Responsibility
Community Management Office	600 505056 yasacrescm@provis.ae	9:00 am - 5:00 pm, Monday to Friday	Inquires related to community living, the common areas, service charges or for feedbacks, complaints, and suggestions
Asteco Property Management Office	600 54 7773 info@asteco.com	24/7	Inquiries related to property rental, tenancy agreements and Tawtheeq Issuance
Provis Estate Management	600 505056 services@provis.ae	24/7	Scheduling services, or if you need to get in touch with other departments of Provis
Khidmah Facilities Management	600 505052 services@khidmah.com	24/7	Scheduling maintenance inside your unit
Community Security Office	056 522 1007 yasacressecurity@provis.ae	24/7	Security concerns and conflict resolution
Clubhouse	yasacreshealthclub@provis.ae	9:00 am - 5:00 pm, Monday to Friday	Inquiries related to use of clubhouse facilities

For more useful contacts, please see page 36.

Setting up Utilities

You must set up accounts for the utilities from the first day of your tenancy or prior. The utility services include:



Electricity and Water



Cooling Service



Internet and Cable TV

Ensure that the following documents are available when attempting to set up utility accounts:

1. Copy of tenancy agreement or title deed

2. Copy of valid Emirates ID

Each service provider may request additional set of documents. As such, it is recommended to approach each service provider to obtain full information.

Company	Service	Contact Details	Working Hours
Abu Dhabi Distribution Company	Electricity and water connection	800 2332 www.addc.ae	24/7
Tasleem	Cooling Service	800 827 5336 www.tasleem.ae	10:00 AM - 6:00PM Monday to Friday
Etisalat	Internet and Cable TV	800 101 www.etisalat.ae EID Number is located in the upper right corner of the entrance door for each unit.	24/7
Du	Internet and Cable TV	800 155 www.du.ae GAID Number is located in the upper right corner of the entrance door for each unit.	24/7

Energy Savings Tips

There are many sources on the web that will give you ideas of what you can do to save energy. Here are a few ideas to get you started:



- ✓ Use LED lights, they last 30,000 hours versus Halogen lights that only last for 1000 hours.
- ✓ Choose products that come with lightweight packaging
- ✓ Install tap aerators to maintain a constant rate of water flow to reduce water consumption.
- ✓ Turn off lights and appliances when you are not using them
- ✓ Change your travel behavior, think more in terms of public transportation, if possible, walk or ride your bicycle instead of taking the car
- ✓ Reuse plastic bags for shopping and storage
- ✓ Use a microwave instead of a stove to reheat food
- ✓ Use rechargeable batteries instead of disposable batteries



What effect do materials have on the environment?

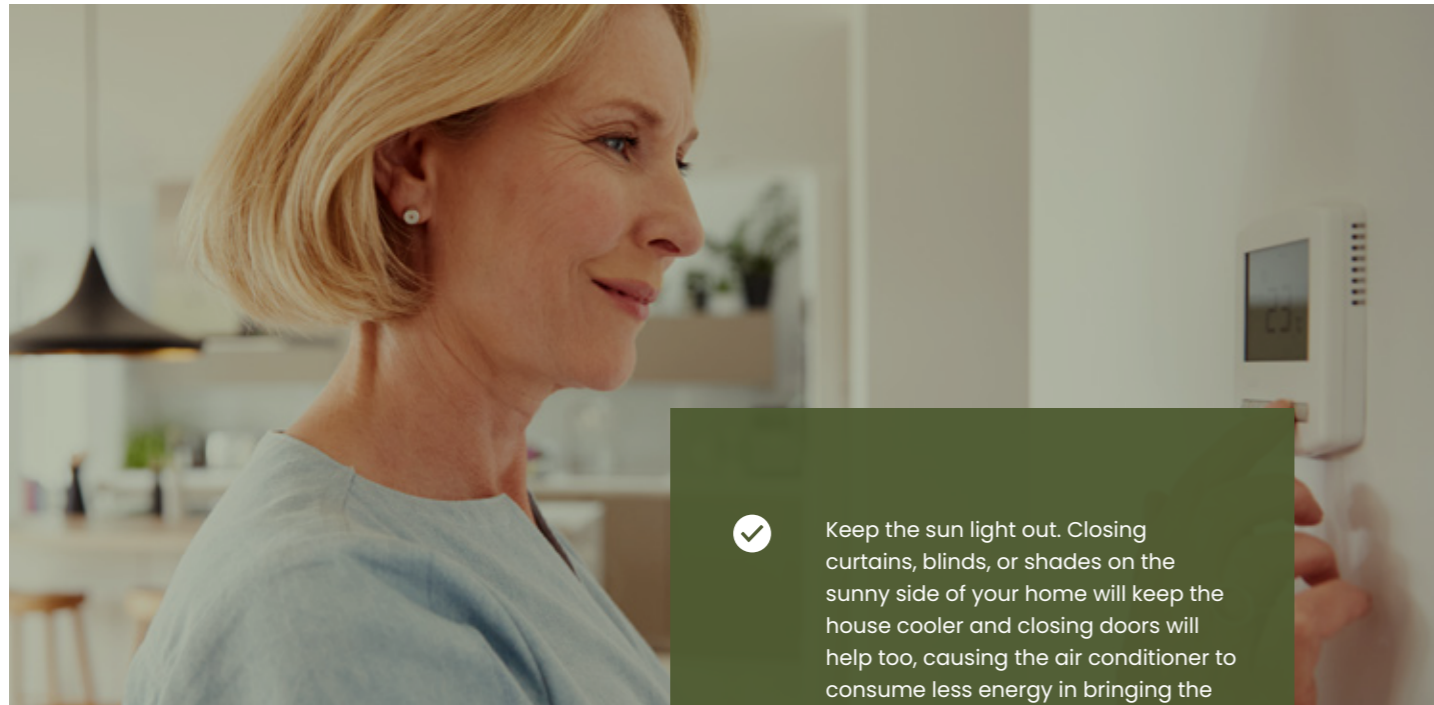
In our daily life, we rely on many materials. Wood, metal, glass and plastics all have environmental consequences.

Think about the impact of every product you use. For example, the lighter an object, the less fuel is required to transport it. A heavy suitcase in the boot of a car will require the car to consume more fuel during its journey.

Cooling Service

Did you ever think of the percentage Air Conditioning consumes from your household budget? It could account for as low as 1% and as high as it can get. By carefully operating it, you can save money and energy. Just because temperatures are rising, doesn't mean your bills have to!

Here are some tips on how to reduce your energy consumption and save during summer:



- ✓ Set the thermostat to the most convenient temperature between 23°C and 26°C when you are home and between 25°C and 28°C when you're away. Each degree higher than 23°C can mean considerable savings on cooling costs. Auto mode will do the trick.
- ✓ Keep the thermostats clear of heat producing devices such as lamps and television. Heat from these devices could cause the thermostat to read a higher temperature than the actual room temperature. This may lead to excessive cooling and wasted energy.
- ✓ Don't generate unnecessary heat! Postpone dishwashing, laundering and ironing for the cooler times of the day when possible. Use respective rooms exhaust fans to pull hot, humid air up and out.
- ✓ Keep the sun light out. Closing curtains, blinds, or shades on the sunny side of your home will keep the house cooler and closing doors will help too, causing the air conditioner to consume less energy in bringing the temperature to the comfortable level.
- ✓ Keep the air vents clear. Keep furniture and curtains/blinds away from air vents.
- ✓ Make sure to find time to clean your air conditioning filters periodically. This will increase cooling efficiency and has health benefits too.
- ✓ Don't forget to inform your property manager when travelling for summer vacation. Switching AC off will cause high humidity that might damage paint and furniture. Always seek their assistance when in doubt.
- ✓ Don't forget about your own energy! Remember to stay hydrated during extreme temperatures.



Fire Safety

You and your family and loved ones is of a paramount importance. It is important to know the fire safety features of your building and work with your neighbors to keep your building as fire-safe as possible.

- ✓ Learn about the fire safety features of your building (fire alarms, sprinklers, voice communication procedures, evacuation plans, and how to respond to an alarm).
- ✓ Know the locations of all available exit stairs from your floor in case the nearest one is blocked by fire or smoke.
- ✓ If you use a wheelchair or walker or are unable to make it down the stairs in case of an emergency, talk with your landlord or building manager about the availability of evacuation chair.
- ✓ Make sure all exit and stairwell doors are clearly marked, are not locked or blocked by security bars, and are clear of clutter.
- ✓ Learn the location of your building's fire alarms and how to use them.
- ✓ If there is a fire, pull the fire alarm on your way out of the building to notify the fire department and your neighbors.
- ✓ Leave the building by the fastest route but do not use elevators.
- ✓ Close all doors behind you and be sure to take your key.

Home Escape Planning Safety Tips

If a fire breaks out in your home, you have only a few minutes to get out safely once the smoke alarm sounds. Everyone needs to know how to get outside if there is a fire.

- ✓ Draw a floor plan of your home. Visit each room and, if possible, find two ways out. Mark the ways out on the escape plan.
- ✓ All windows and doors should open easily and should not be blocked by furniture or clutter. Make sure the escape routes are clear. You should be able to use them to get outside.
- ✓ Everyone in your home should be able to recognize the sound of the smoke alarm.
- ✓ Choose an outside meeting place. It should be in designated assembly points and away from your home and should be something permanent. Everyone should agree to meet at the meeting place after they escape.
- ✓ Make sure everyone in your home knows the fire department's emergency number.

Caring for your new home

Fittings And Fixtures: Bathtubs, Sinks & Toilet Bowls

Bathroom hardware or sanitary ware is typically made from a variety of materials including china, porcelain, enamel, plastic or acrylic. To maintain these fixtures, make sure:

Bathtub

Not to step into a tub with shoes on for any reason as shoe soles carry hundreds of gritty particles that will scratch the surface.

Sinks

Do not let food waste stand in the sink. Most liquid household cleaners are mildly abrasive but are safe to clean the surfaces if diluted with plenty of water. Do not use powders or abrasive cleaners on acrylic tubs or sinks as they may scratch or dull the surface. Stainless steel fixtures are generally stain-resistant and require only an occasional scrubbing. Interior caulk has been applied around tubs, sinks and toilet bowls etc. Even properly installed caulk will shrink and show surface cracks due to settlement, expansion, and contraction. It is important that you check the caulking around the house at least once per year and re-caulk as necessary.

Toilets & Sink Drains

Blocked sinks and clogged toilets usually occur as a result of attempts to flush an unsuitable item or a large quantity of toilet paper.

Tip:

If you notice the water level in your toilet rising or the toilet starts overflowing, turn the water valve located behind toilet to the off position. You may attempt to clear the blockage by using a plunger; however, if this does not work to clear the drain contact a plumber the building maintenance team will assist you.

Electrical Lighting Fixtures

The lighting fixtures in your home are designed for standard wattage bulbs. To avoid excessive heat and potential damage to the fitting, you should never exceed the 60-watt bulbs recommended for most enclosed fixtures.

Smoke Detectors

Your home is equipped with smoke detectors in every bedroom. All smoke detectors are interconnected, so if one detector alarm sounds all alarms will sound and will be transmitted to the Fire Command Center.

Please remember that smoke from cooking, water vapour, and heat can activate the smoke detectors in your home and consequently trigger the building fire alarm system.

To reduce the number of false alarms, we ask all residents to be aware of these factors especially when cooking.



Drainage Systems

Drains in your unit are available in the washrooms; they are J-shaped pipes designed to provide a water barrier between your home and the odor of sewer gases. The trap holds water, which keeps airborne bacteria and the odor of sewer gas from entering your home.

Traps that have gone dry or have lost enough water that the water seal within the trap has broken are the most common source of sewer gas. If you seldom use a sink or a toilet, turning it on or flushing it on a regular basis will replace evaporating water and keep the barrier intact. Because of their shape, traps are the points where drains are most likely to become clogged.

Tip:

To clear a clogged drain use an approved drain cleaner on a regular basis. This will keep the drain free flowing. Ordinary washing soda (not baking soda) added to a drain on a regular basis will help keep it clear of grease from soap and cooking utensils. Run hot water through the drain, turn off the water, add 3 tablespoons of washing soda and follow it with just enough hot water wash it down the drain opening. Let it set for 15 minutes and run more hot water. Be sure to never pour grease into a drain or toilet.

Wooden Doors

All doors in your unit are fire rated. Where it is necessary to replace worn hardware on a fire door, the essential items should be replaced with products to the same specification as the original where possible.

Hinges, latches, locks, flush bolts, closer and other items of load bearing or securing hardware should be of the same type and size as the original items and should have been approved for use in timber fire rated door sets. Hardware that has been successfully tested in metal door sets may not be suitable for use with timber door sets.

Tip:

With just modest attention and care, a wooden door should last for many years. Never use water-based cleaners, detergents or bleaches on wooden surfaces. A soft dry cloth is recommended for cleaning.

Weep Holes

Homeowners should check the weep holes in their sliding door/window tracks that are facing outwards. Inside your villa and facing your sliding door, there should be a black plastic U channel at the floor. Running your finger across the outward bottom side, you should feel two holes in the black plastic. These holes drain the water in the frame during/after a rain storm. If you are having a hard time finding these holes, please contact Khidmah for assistance. As this plastic frame is likely needs reversing.

As part of general maintenance, please make sure that the black track and weep holes are clear of dust/debris for rainstorm water to freely drain out of the window/aluminum track system.

Water Pumps

The water pumps on the roof have a pressurized balloon vessels in them that maintain water pressure. These vessels are sensitive to external changes in temperature. Thus, it is recommended by the manufacturer that these vessels are maintained (pressurized) quarterly to prevent equipment failure and replacement which eventually will cause low water pressure in the villa.

Hot Water Tank

The hot water tank have a heating coil (looped) and a magnesium rod. The magnesium rod bonds with the sodium in the water to avoid collecting sodium on the heating coil. It is recommended to be part of the routine maintenance to regularly check the magnesium rod and replaced quarterly if needed (depends on the amount of water consumption/villa). When the magnesium rod is depleted the sodium will collect on the heating element and impact the performance of hot water in the villa.

Soft Landscaping

It is not recommended to plant and irrigate directly against the side of the villas to prevent moisture from being absorbed by the walls which causes the paint to peel off easily.

Balcony Drains

Balcony drains should be maintenance regularly. Sands can accumulate in the P-Trap which will prevent the water to flow down the drain during a storm. Clogged P-Traps will cause window bottoms to be submerged in water during a storm which could increase the likelihood of water to infiltrate through the windows.

External Doors

The external doors have a drop seal that can be adjusted to fit tighter against the floor and help reduce dust/debris from entering the villas.

Exterior Lighting or Electrical Points

The majority of the power trips are coming from exterior lighting or electrical points. All the external points installed during the original construction were rated for water (IP-55/65). However, with the amount of horizontal rain, water has travelled behind these devices, please make sure that any 3rd party contractors who have added landscape lighting or external power points are IP-55/65 compliance.



Who should I inform?

It is essential that each resident understand the community composition. Yas Acres is a mixed-use development that consists of three sub-precincts including residential precincts' (residential units and common areas), and principal common areas.

Each component is managed under a specialized group in accordance with industry best practices and community legal documents.

Below is a summary that contains a comprehensive list for these components and the responsible department/division that maybe helpful during future communication:

Items	Common Elements Under Association Responsibility	Unit Components Under Association Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Plumbing & related systems & components thereof.	All maintenance, repair, & replacement of portions of plumbing serving more than one unit. Water damage to common elements or units other than the one that is the primary source of the problem through negligence of the occupants of such units.	Only to the extent that a malfunction originates outside the unit in which the malfunction occurs or may occur.	All portions within a unit including fixtures & appliances attached thereto. Water damage to a unit, when the primary source of such problem is through the negligence of the occupants of that unit.
Electrical & related systems & components thereof excluding appliances, fixtures, & lights serving only one unit.	All, in all regards, from the common side of the unit panel.		All, in all regards, for items serving only one unit and located within the unit (on the unit side of the unit's electrical panel, including the panel itself).
Heating, ventilating, & cooling systems & components thereof.	All, in all regards, serving more than one unit, as a common expense.		All, in all regards serving only one unit.
Parking spaces	All parking space in all regards.		

Items	Common Elements Under Association Responsibility	Unit Components Under Association Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Refuse collection system	All, in all regards		
Grounds, including all paved areas and other improvements thereon lying outside the main walls of the building and all underground utility systems	All		Maintenance of plantings and improvement approved by the association and installed by the unit owner.
Building, exterior roof, exterior vertical breezeways, foundation.	All, in all regards		
Windows	All which do not serve a unit, in all regards, except routine cleaning.		Routine interior and exterior cleaning, replacement – all, in all regards, serving only one unit
Doors, main entry to units	All surfaces exposed to outside including door panel door edge, trim, & sill.		Interior of door panel & interior trim. Hardware set including lock & doorknocker assembly & hinges/closure.
Balcony and patio doors	In all regards except routine cleaning, latch mechanism and weather-stripping		Routine cleaning, latch mechanism and weather- stripping.
Balconies, patios, & railings	In all regards except routine cleaning.		Routine cleaning
Screens (balcony or patio doors and windows)	All which do not serve a unit, in all regards		All which serve the unit in all respects. Replacements to be of same color, grade, & style

Sample responsibility chart for residents in a planned community

Items	Owner	Association	Other
Owners' equipment / appliances	✓		
Interior unit construction	✓		
Interior alterations to unit	✓		
Interior & Exterior alterations to unit - approval		✓	
Garbage collection		✓	
Exterior pest control		✓	
Interior pest control	✓		
Plumbing	✓		
Air conditioners	✓		
Window Glass Replacement	✓		
Exterior painting	✓		
Roof repairs	✓		
Insurance—fire or damage to structure	✓		
Insurance—owners' contents	✓		
Common Area Landscape Problems		✓	
Community pool/spa maintenance		✓	
Recreation facility maintenance		✓	

Community Association Insurance and Personal Insurance Programs

In our continuous effort to enhance your living experience in the community, we would like to share important information related to the association insurance program as well as individual / personal insurance program as both are interconnected.

Insurance premium forms part of your service charges budget, and you need to be aware of what is covered under the community association insurance. Furthermore, you should know and decide about the right insurance coverage on a personal level too which may impact your family, property, tenant, neighbor, and the association.

Community Association Insurance Program

The Community Association Insurance program covers assets located in the common areas. In high rise communities, the community insurance is extended to cover the unit fabric and as built structure such as the walls and common elements passing through the unit such as the vertical plumbing line.

The Community Association insurance excludes any insurable interest located within the individual units such as; personal property, paint, partitions, content, cabinets, alterations, or any other parts that pertain exclusively to the residence premises.

Below is a list of the Community Association Insurance coverages that protects the association against primary loss exposure:

- ✓ Property All Risk covers physical loss, destruction or damage to the insured property (common elements) which may occur during the policy's period and is subject to certain terms, conditions and exclusions. Your community association coverage is extended to include alternative accommodation
- ✓ Third Party Liability protects the Owners Association against legal claims for physical injury or damage to someone else's property
- ✓ Terrorism Liability Insurance

Personal/Individual Insurance Program

The individual owners are encouraged to enroll in the right insurance program to protect their own property and any potential claims from others due to a peril related to their own property. Below are common insurance coverages available in the market:

- ✓ Personal property to include content coverages and applies to property owned or used by the individual owner or user.
- ✓ Loss of use or business interruption that may involve additional living expenses, fair rental value, and prohibited use.
- ✓ Personal liability to cover any legal liability arising from bodily injury and property damage liability claims.

To assist you in obtaining the personal insurance coverage, Provis have worked with several insurance providers who can be contacted through phone or email. Also, a representative from the insurance providers will be available in several properties to assist you in acquiring the right coverage for you. Please note that personal insurances are recommended but not mandatory as it will vary with each individual circumstance and risk appetite. Furthermore, Provis is just facilitating this process and cannot be held responsible for matters related to personal insurances as the same is to be agreed between the individual and the insurer.

For further clarification, please contact your Community Management Office.

Frequently Asked Questions (FAQs)



Google Maps to Yas Acres community?

<https://goo.gl/maps/ftVwV62MvFPaQXvi9>

What is the move in/out hours?

Move-in or move-out can only take place during permitted hours. Permitted hours are between 8:00 am – 5:00 pm, Monday to Friday and on weekends/public holidays between 10:00 am to 4:00 pm.

Silent hours in the community

The silent hours in the community are as below

- 8:30 pm till 8:30 am
- Thursdays 8:30 pm – Saturdays 10:00 am

What are the rules and regulations for noisy work?

Noisy works are prohibited from 5:30 pm until 8:30 am during working days and from 5:30 pm until 10:00 am during public holidays and weekends.

Is smoking allowed?

Smoking is allowed in the designated areas.

Where do my visitors park?

Visitors can park in the common parking areas.

Are pets allowed?

Yas Acres is a pet friendly community. Pet registration is a must through submitting a valid documentation on the Provis portal or Provis App.

Can I BBQ in my balcony?

As per the General Command of Civil Deference of UAE, Chapter 18 Table 18.20 Item 4, Barbequeing is not permitted on balconies, basement, indoor and on flammable services.

Can I hang laundry in my balcony?

To maintain a unified aesthetic and appearance of the community, laundry hanging is not permitted on balconies or any area that is visible to pedestrians.

Can I install satellite dish or antenna?

Installation of satellite dish or antenna is not allowed in the emirate of Abu Dhabi.

How can I request an additional or replacement of a damaged or lost access cards?

You can request for your additional, replacement or lost access card, through the following channels:

1. Provis Portal or Provis App
2. Visiting the OA Management Office

The cost of building and parking access cards is AED 150 exclusive of VAT.

Once your request is approved, kindly proceed to the Security Office with a copy of valid tenancy agreement/title deed and valid identification card to receive your access cards.

For reporting a concern:

- Video Link for app: <https://bit.ly/3jSedMk>
- Video Link for portal: <https://bit.ly/38emh7Q>

Community post:

<https://bit.ly/3kSxX3K>

How to add family members to the portal and create login for them:

<https://bit.ly/38diMlP>

How to book classes via App:

Video Link for app: <https://bit.ly/34SXsCT>

We hope that you find the information above useful. We would like to hear from you if you have any comments or suggestion. Please email us at yasacrescm@provis.ae.

**Again and on behalf of the whole community,
welcome to your new home!**



things to do & places to visit

Things to do

Discover an amazing range of activities, restaurants, culture and history around you. There's simply so many places to visit and things to do in Abu Dhabi.

Within your community



Restaurants



Retail



Events

Nearby attractions





Restaurants & Golf Club

Restaurants & Golf Club



	Telephone	Website
Golf and Country Club		
Yas Acres Golf & Country Club	02 208 7222	www.viyagolf.com/yasacres
Acres Grill House	02 208 7331	www.viyagolf.com/yasacres/dining/acres-grill-house
Roots Bar & Kitchen	050 757 4808	www.viyagolf.com/rootsbar
The Black Room	02 208 7332	www.viyagolf.com/yasacres/dining/the-black-room

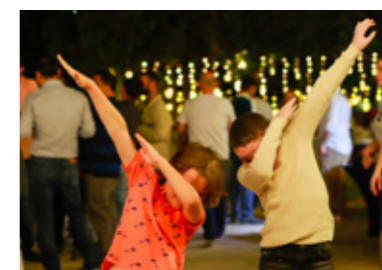


Community Events & Activations

Events & Activations



Petting Zoo
17 February



Ramadan Iftar
7 and 14 April



Community Gathering
6 - 7 October



Halloween Event
29 October



National Day
26 November



Winter Festival
December



Nearby Attractions



Saadiyat Island

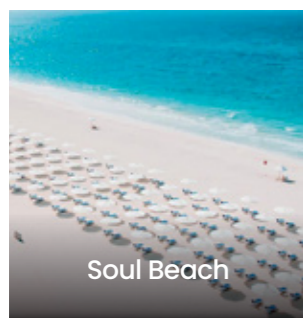
Saadiyat Island is undergoing a remarkable transformation into a world class leisure, residential, business and cultural hub of global proportions, housing the world's largest single concentration of premier cultural assets.

Saadiyat Island is undoubtedly one of the most prestigious addresses in Abu Dhabi, due to its gorgeous and scenic location. Also, because of its position as the capital's cultural hub, with international art fairs and museums. It is also one of the hottest and most-searched for areas with off-plan developments in Abu Dhabi, especially when it comes to villas. The Saadiyat community is perfect for culture enthusiasts who enjoy art fairs, museums and gorgeous architecture, set on the backdrop of the beautiful blue waters of the beach.

Yas Island

Yas Island is now one of Abu Dhabi's most prominent landmarks is an ideal destination to live, work and play.

Aldar's vision of turning the island into a multi-purpose leisure, shopping and entertainment destination has been realized through various developments. Imagine living in Yas Island, the host of different fantasy worlds that include Yas Waterworld, Warner Bros. and Ferrari World. Yas Mall, one of Abu Dhabi's largest and most luxurious shopping centers, is located on the island. It is also the hub of a wide variety of food and beverage outlets offering an extensive variety of cuisines and surrounded by a racetrack that is the home to Formula 1. Yas Island is a place you want to belong.



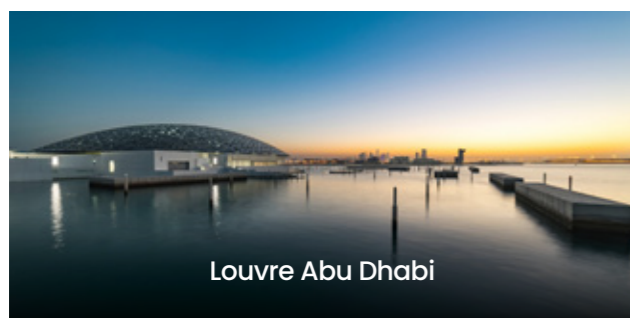
Soul Beach



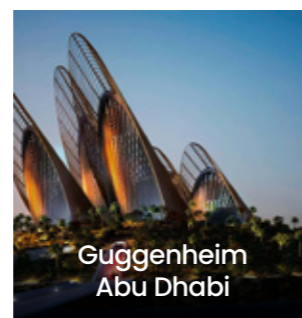
Saadiyat Beach Golf Club



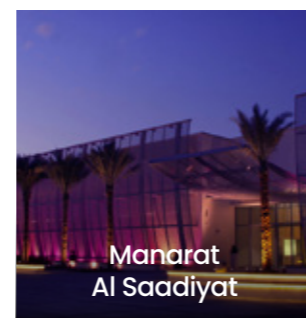
Saadiyat Beach Club



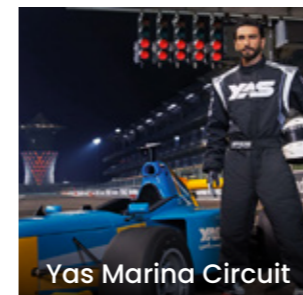
Louvre Abu Dhabi



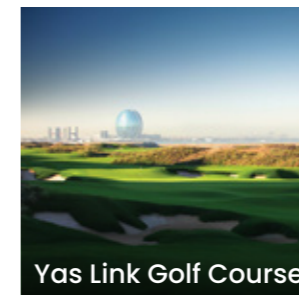
Guggenheim Abu Dhabi



Manarat Al Saadiyat



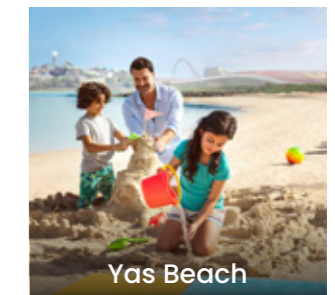
Yas Marina Circuit



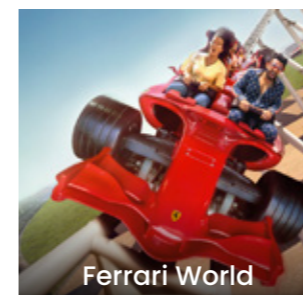
Yas Link Golf Course



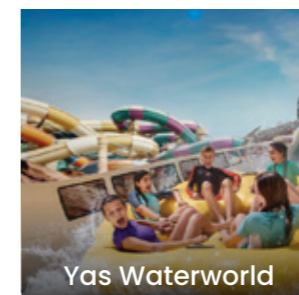
Yas Mall



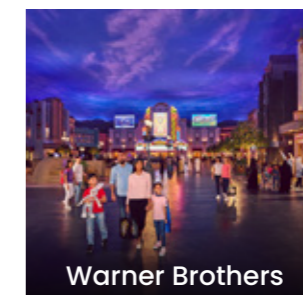
Yas Beach



Ferrari World



Yas Waterworld



Warner Brothers



Yas Gateway Park



Al Raha Beach

Offering luxury amenities, world-class facilities and a rich community life leading the area to be one of the most popular in Abu Dhabi, among both tenants and property investors.

Al Raha Beach includes three main sub-communities: Al Bandar with its 131-berth marina, Al Muneera with its stunning waterfront properties, and Al Zeina, the quaint villa community which is perfect for families with children. Al Raha Beach are equipped with state-of-the-art facilities that are the epitome of urban, chic living. Whether its well-equipped gymnasiums in Al Bandar's apartment towers or private beach access for Al Muneera residents, properties in Al Raha Beach offer its residents the best of luxury and comfort.

Al Reem Island

Al Reem Island has become one of the most popular locations in Abu Dhabi in a very short period of time, marked with several residential areas and light retail.

Reem Island residents can get their shopping fix from the Shams BOUTIK (Boutik Mall), located in Sun & Sky Towers. It has a number of independent retailers, brands, restaurants and cafés. One of the best malls in the emirate, Galleria Mall, is located on Al Maryah Island is just a few minutes away and is best for those who are looking to indulge in some detailed retail therapy. Restaurants on Al Reem Island are quickly becoming a huge part of the perfect island lifestyle, several great eateries can be found on the island at present.



Al Raha Beach



Al Bandar Marina



Abu Dhabi Golf Club



Boutik Mall



Al Reem Central Park

Useful Numbers:

Emergency	
Police/Ambulance	999/998
Fire	997
Abu Dhabi Police (Non-Emergency)	02 446 1461
Al Ain Police (Non-Emergency)	03 763 8888
Civil Defence	997
Coast Guard	996
Municipality	993

Directories	
Directory Enquiries	199
International Telephone Enquiries	151
International Telephone Assistance	100

Business Contacts	
Abu Dhabi Chamber of Commerce	02 6214000
Abu Dhabi Tourism Authority	02 4440444

Hospitals	
Ahlia Hospital	02 626 2666
Al Noor Hospital	02 626 5265
Al Reef International Hospital	02 632 8000
Al Salama Hospital	02 671 1220
Corniche Hospital	02 672 4900
Dar Al Shifaa Hospital	02 443 5555
Hospital Franco-Emirien	02 626 5722
New Medical Centre Hospital	02 633 2255
Sheikh Khalifa Hospital	02 610 2000

Art Galleries	
Cultural Foundation	02 657 6348
Folklore Gallery	02 666 0361
Ghaf Art Gallery	02 665 5332
Hemisphere Design Studio & Gallery	02 676 8614
Eclectic	02 666 5158
Manarat Al Saadiyat	02 657 5800
Barakat Gallery	02 690 8950

Airports	
Abu Dhabi International Airport	02 505 5555
Al Ain International Airport	02 785 5555
Dubai International Airport	04 216 2016
Sharjah International Airport	06 558 1252

Telecommunication	
Etisalat	800 101
Du	800 155

Car Rentals	
Avis	02 599 8826
Budget	02 633 4200
Diamondlease	02 622 2028
Europcar	02 626 1441
Fast Rent-a-Car	02 632 4000
Hertz	02 672 0060
Thrifty	02 813 0271

Useful Numbers:

Airlines	
Air France	02 621 5810
Air India	02 633 4766
American Airlines	02 627 1111
Biman (Bangladesh Airlines)	02 634 2597
British Airways	02 622 4540
Cathay Pacific	02 622 4586
China Airlines	02 621 5500
Cyprus Airways	02 627 4424
Czech Airlines	02 632 4178
Egypt Air	02 634 4777
Ethiopian Airlines	02 627 3333
Etihad Airways	02 505 8000
Gulf Air	02 633 1700
Iran Air	02 610 5217
KLM	02 632 3280
Kuwait	02 631 3200
Lufthansa	02 639 4602
Malaysian	02 645 4050
PIA	02 444 7800
Royal Brunei Airlines	02 622 6100
Royal Jordanian	02 622 5335
Singapore Airlines	02 622 1110
Sri Lankan Airlines	02 621 2057
Sudan Airways	02 633 3967
Swissair	02 622 5500
Syrian Arab Airlines	02 621 4004
Thai Airways	02 621 2900
Yemenia	02 632 3675

Cinemas	
Al Mariah Cinema	02 678 5000
CineStar Cinema (Central Mall)	02 627 5999
Eldorado Cinema	02 676 3555
Grand Abu Dhabi (Abu Dhabi Mall)	02 645 8988
Grand Hamdan (Maria Mall)	02 678 5000
National Cinema (Hindi)(Baniyas)	02 671 1700

Courier Services	
Aramex	600 544000 02 555 1911
DHL	800 4004
Emirates Post	02 621 3536
First Flight Couriers (Middle East)	600 5454 56
KRT Kanoo Rapid Transport	02 672 7898
Overseas Courier Services	02 634 8358
TNT	800 4333

Free Zones	
Ajman Free Zone	06 742 5444
Hamriyah Free Zone	06 526 3333
Jebel Ali Free Zone	04 881 2222
Ras Al Khaimah Free Trade Zone	07 204 1111
Sharjah Airport Int'l Free Zone	06 557 0000

Cruises	
Al Dhafra	02 673 2200
Arabian Divers & Sport Fishing Charters	050 614 6931
Blue Dolphin Company	02 666 9392
Shuja Yacht	056 116 4128

Useful Numbers:

Embassies & Consulates					
Afghanistan	02 447 2666	India	02 449 2700	Spain	02 626 9544
Algeria	02 444 8943	Sri Lanka	02 631 6444	Sri Lanka	02 631 6444
Argentina	02 443 6838	Iraq	02 665 5152	Sudan	02 411 4000
Armenia	02 444 4196	Italy	02 443 5622	Sweden	02 417 8800
Azerbaijan	02 666 2848	Japan	02 443 5696	Switzerland	02 627 4636
Australia	02 401 7500	Jordan	02 444 8588	Syria	02 444 8768
Austria	02 694 4999	Kenya	02 666 6300	Tanzania	02 631 3088
Bahrain	02 665 7500	Kuwait	02 447 7146	Thailand	02 557 6551
Bangladesh	02 446 5100	Lebanon	02 449 2100	Tunisia	02 681 1331
Belarus	02 445 3399	Libya	02 445 0030	Turkey	02 410 9999
Belgium	02 631 9449	Malaysia	02 448 2775	Turkmenistan	02 449 1088
Belize	02 633 3554	Muritania	02 446 2724	UK	02 610 1100
Benin	02 639 4665	Morocco	02 443 3973	Ukraine	02 632 7586
Bosnia & Herzegovina	02 644 4164	Nepal	02 634 4385	USA	02 414 2200
Brazil	02 632 0606	Netherlands	02 695 8000	Venezuela	02 445 2240
Brunei	02 448 6999	Norway	02 621 1221	Yemen	02 444 8457
Canada	02 694 0300	Oman	02 446 3333		
China	02 443 4276	Pakistan	02 444 7800		
Czech Republic	02 678 2800	Phillippines	02 639 0006		
Djibouti	02 633 0160	Poland	02 446 5200		
Denmark	0 2 441 0104	Romania	02 445 9919		
Egypt	02 444 5566	Qatar	02 449 3300		
Eritrea	02 633 1838	Russia	02 672 1797		
Finland	02 632 8927	Saudia Arabia	02 444 5700		
France	02 813 1000	Senegal	02 633 6929		
Gambia	02 666 8585	Slovakia	02 681 7705		
Germany	02 596 7700	Somalia	02 666 9700		
Greece	02 449 2550	South Africa	02 447 3446		
Guinea	02 673 5551	South Korea	02 441 1520		
Hungary	02 676 6190	Spain	02 626 9544		

Aldar Assets:



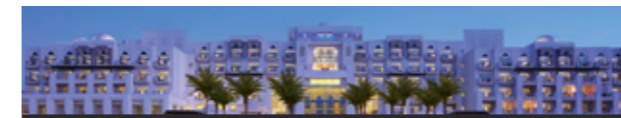
Academies

Al Ain Academy	03 715 1000
Al Bateen Academy	02 813 2000
Al Mamoura Academy	02 885 7100
Al Muna Academy	02 501 4777
Al Yasmina Academy	02 501 4888
The Pearl Academy	02 641 8887
West Yas Academy	02 885 7000



Schools & Nurseries

ADNOC School, Ghayathi	03 715 1000
ADNOC School, Madinat Zayed	02 813 2000
ADNOC School, Ruwais	02 885 7100
ADNOC School, Sas Al Nakhl	02 501 4777
Al Forsan Nursery	02 501 4888



Marinas

Al Bandar Marina	02 810 7650
Eastern Mangroves Marina	02 635 4974
Marsa Al Bateen	



Malls & Shopping Centres

Yas Mall	800 927 6255
WTC Mall	02 508 2400
Al Jimi Mall	03 762 3859



Hotels

Anantara Eastern Mangroves	02 656 1000
W Abu Dhabi	02 656 0000
Crowne Plaza	02 656 3000
Radisson Blu	02 656 2000
Yas Island Rotana	02 656 4000
Tilal Liwa	02 894 6111
Park Inn by Radisson	02 656 2222
Centro Yas Island	02 656 4444
Staybridge Suites Yas Island	02 656 3333
Hala Arjaan by Rotana	02 418 0000



Golf Courses & Beach Clubs

Saadiyat Beach Golf Club	02 499 8100
Yas Links Abu Dhabi	02 404 3000
Saadiyat Beach Club	02 656 3500
Yas Beach Club	02 565 1100

Our Commitment



Our family

- ✔ Made of parents, children, friends, and colleagues
- ✔ Believes in doing well by doing good (at the heart of everything we do)
- ✔ Aim to create positive change all around us for our workplace and communities.

We care deeply about

- ✔ The beautiful communities we live in and serve
- ✔ The amazing people we work with
- ✔ The natural environment that sustains us all

We are committed

- ✔ Individually and collectively – to giving back to the community through a wide range of initiatives
- ✔ With a particular passion for energy saving, sustainability, ethical practices, and workplace diversity

Alignment with UN Sustainable Development Goals



Our commitment to climate action is embedded in our strategic and operational functions. We are continuously striving to adopt efficient practices in terms of energy, water and carbon emissions. We integrate climate action as a part our business strategy.



In collaboration with our people and our communities, we are committed to improving education through targeted learning, training and development. The education of our people is instrumental towards achieving our sustainability and corporate goals.



Our approach is geared towards supporting responsible consumption through engagement, education, awareness and rewards. We involve our stakeholders in responsible consumption to widen our impact and contribution towards waste and pollution.



Innovation and digitization is at the core of everything we do. Our objective is to enhance the experience of our stakeholders and support sustainable practices through innovation. Our technology driven estate management approach encapsulates innovation.



The health and well-being of our people remains a paramount focus. We create healthy workplaces and communities for our greatest assets; people. Our human capital and customer experience functions are consciously dedicated to promoting wellness and healthy lifestyles.



Gender equality is an integral part of our corporate foundation. Our commitment to inclusion and diversity ensures we strive for balance and opportunity for all. We create an environment where our people and community can thrive together as one.

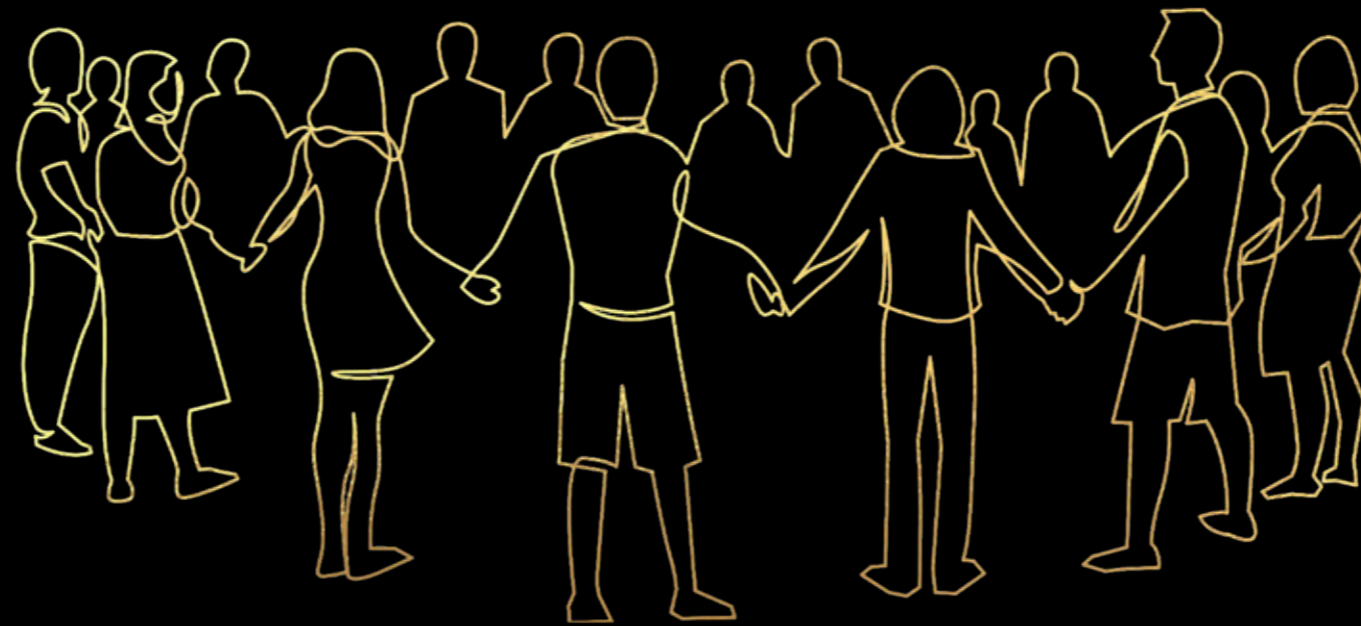


Our corporate commitment to enhance economic growth channels a systems value approach, integrating ethical and transparency. As a key part of our commercial success, we support the local economy through our people, partners and the wider community.



We are committed to creating and operating sustainable communities that will enhance the experience and lifestyle of our customers while protecting the environment. We engage our end-users in our sustainability approach to ensure long-term resilience.

2022 was an amazing year for our communities,



but the best is yet to come. Stay tuned!

Winner of:



Best Owners Association Management Initiative
Best Digitalisation Initiative



Best Customer Experience Initiative of the Year
Best Sustainability Initiative of the Year
Best Community Management Company of the Year

**We're always here to serve
you. Get in touch with us
today on 600505056.**

